

145.0

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

629,500 / 629,500

USE VALUE:

629,500 / 629,500

ASSESSED:

629,500 / 629,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
233		HIGHLAND AVE, ARLINGTON

OWNERSHIPUnit #:

Owner 1: CHAUDHURI ISHRAT S	
Owner 2: SHELDON MARK	
Owner 3:	

Street 1: 233 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,011 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Wood Shingle Exterior and 1516 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4011.000	197,200		432,300	629,500			94784
									GIS Ref
									GIS Ref
									Insp Date
									12/09/17

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	197,200	0	4,011.	432,300	629,500	629,500 Year End Roll
2019	101	FV	179,600	0	4,011.	405,200	584,800	584,800 Year End Roll
2018	101	FV	179,600	0	4,011.	335,000	514,600	514,600 Year End Roll
2017	101	FV	179,600	0	4,011.	308,000	487,600	487,600 Year End Roll
2016	101	FV	179,600	0	4,011.	281,000	460,600	460,600 Year End
2015	101	FV	157,900	0	4,011.	275,600	433,500	433,500 Year End Roll
2014	101	FV	157,900	0	4,011.	256,100	414,000	414,000 Year End Roll
2013	101	FV	157,900	0	4,011.	243,700	401,600	401,600

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWMAN RUTH M	27796-256		10/23/1997		220,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2017	240	Re-Roof	7,995	C				
3/20/2000	236	Addition	37,200	C			DORMER-BDRM,BATH-R	

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2017	Inspected	PH	Patrick H
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	163	PATRIOT
11/15/1999	Meas/Inspect	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.09208

Total SF/SM: 4011

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 432,264

Spl Credit

Total: 432,300

Database: AssessPro - FY2021

apro

2021

Prior Id # 1:	94784
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:29:32
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
01/02/18	08:27:14
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	2 - Bungalow			Full Bath:	1	Rating:	Good									24	3									
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:										5										
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good																			
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:		Rating:																				
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	1 - Gable			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																			
Color:	GRAY			A Kits:		Rating:																				
View / Desir:				Fpl:		Rating:																				
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade:	C - Average			CONDOS INFORMATION																						
Year Blt:	1925	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct:	G4	Fact:	.	Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL						
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL													
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	3														
Sec Int Wall:		%		Economic:				Additions:	2000																	
Partition:	T - Typical			Special:				Kitchen:																		
Prim Floors:	3 - Hardwood			Override:				Baths:																		
Sec Floors:		%		Total:	31	%		Plumbing:																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																		
Subfloor:				Basic \$ / SQ:	90.00			Heating:																		
Bsmnt Gar:				Size Adj.:	1.34261203			General:																		
Electric:	3 - Typical			Const Adj.:	0.98000199			Totals		1	6	3														
Insulation:	2 - Typical			Adj \$ / SQ:	118.419																					
Int vs Ext:	S			Other Features:	73500																					
Heat Fuel:	1 - Oil			Grade Factor:	1.00																					
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																					
# Heat Sys:	1			NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:	NO	Adj Total:	285743																					
% Com Wall:		% Sprinkled:		Depreciation:	88580																					
				Depreciated Total:	197163																					
MOBILE HOME				WtAv\$/SQ:		AvRate:																				
Make:																										
Model:																										
Serial #:																										
Year:																										
Color:																										
SPEC FEATURES/YARD ITEMS				PARCEL ID 145.0-0001-0002.0												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N																										
Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc														